

PLANNING BOARD MEMBERS

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PLANNING BOARD OFFICE TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA

JUNE 6, 2016
6:00 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **July 11, 2016 at 6:00 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

SUBDIVISIONS

Conditional Preliminary Plat Determinations:

The Estates at Royalton - This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road. The property is located at 55 Cox Neck Road, approximately 490 feet north of Sound Avenue, Mattituck. SCTM#1000-113-7-19.23

Ridgway - This proposal is to subdivide a 9.6 acre parcel into 3 clustered lots where Lot 1 equals 4.3 acres inclusive of 3.8 acres of open space and 1.4 acres of unbuildable land, Lot 2 equals 1.6 acres and Lot 3 equals 3.7 acres inclusive of 2.0 acres of Open Space and 0.8 acres of unbuildable land. The parcel is located in the R-80 Zoning District. The property is located at 1588 Fox Avenue, on the west side of Fox Avenue and adjacent to Hay Harbor on Fishers Island. SCTM#1000-6-1-3

Final Plat Extensions:

Cutchogue Business Center - This proposal is a Standard Subdivision of a 6.10 acre parcel into five lots where Lot 1 equals 1.29 acres, Lot 2 equals 0.92 acres, Lot 3 equals 1.47 acres, Lot 4 equals 0.92 acres, and Lot 5 equals 1.06 acres, located in the Light Industrial Zoning District. The property is located at 12820 Oregon Road, on the corner of Cox Lane & Oregon Road, Cutchogue. SCTM#1000-83-3-4.6

Final Plat Determinations:

Boccio, Michael & Jennifer – This proposal is to remove a 50' right-of-way notation from Lot 4 of the previously approved subdivision map entitled "Minor Subdivision of Robert T. Bayley, dated May 20, 1976. The property is located at 8402 Soundview Avenue, on the s/s/o Soundview Avenue, 854' w/o Kenney's Road, Southold. SCTM#1000-59-7-29.2

SITE PLANS**Determinations:**

Craft Master Hops - This Agricultural Site Plan is for the proposed construction of a 120' x 60' (7,200 sq. ft.) frame barn for agricultural storage on Suffolk County Development Rights land; 19.9 acres in the A-C Zoning District. The property is located at 10765 CR 48, ±1,400' s/w/o Wickham Avenue and CR 48, Mattituck. SCTM#1000-108-1-1.1

Cornell Properties Amended - This Amended Agricultural Site Plan is for the proposed construction of a 60' x 25' (1,500 sq. ft.) addition to an existing 60' x 42' (2,520 sq. ft.) barn for agricultural equipment storage on 8.5 acres of Southold Town Development Rights land in the R-80 Zoning District. The property is located at 2325 Horton Lane, ±360' s/e/o County Road 48 and Hortons Lane, Southold. SCTM#1000-63-1-1.5

Braun Seafood Retail Store - This Site Plan is for the proposed conversion of an existing 1,128 sq. ft. residential dwelling to retail use on 0.4 acres in the General Business (B) Zoning District. The property is located at 31000 Route 25, ±430' n/e/o of Stillwater Avenue & Main Road, Cutchogue. SCTM#1000-103-1-1

Approval Extensions:

De Art of Nature - This approved Site Plan is for a 17,888 sq. ft. addition to an existing 37,183 sq. ft. glass greenhouse structure and two (2) new office trailers @ 720 sq. ft. each on a 5.8 acre parcel in the A-C Zoning District. The property is located at 23423 CR 48, ±900' east of Cox Lane and CR 48, Cutchogue. SCTM#1000-84-1-10.4

Crescent Beach Condominiums Storage Facility - This approved Site Plan is for the demolition of an existing barn and the proposed construction a 2,797 sq. ft. one-story storage facility on 0.41 acres in the RR Zoning District. The property is located at 1985 Maple Lane, ±2,000' s/e/o NYS Rt. 25 & Maple Lane, Greenport. SCTM#1000-35-8-3.2

Showalter Farms - This approved Site Plan is for a horse farm and riding academy, and includes one 24' x 30' (720 sq. ft.) 3-stall barn, two 24' x 10' (240 sq. ft.) 2-stall barns, an outdoor riding/training area approximately 140' x 270' and twelve (12) parking stalls on 24.2 acres in the A-C Zoning District. The property is located at 18625 Main Road, ±1,190' w/o Elijah's Lane, in Mattituck. SCTM#1000-108-4-1.4

Set Hearings:

Fishers Island Club Addition - This Amended Site Plan is for the proposed addition of 10,471 sq. ft. to expand the existing use areas within the club house and increase the existing 14,270 sq. ft. Fishers Island Country Club to 24,741 sq. ft., including the addition of 28 parking stalls and a new sanitary system on 12.3 acres in the R-120 Zoning District. The property is located $\pm 820'$ s/w/o of East Main Road & East End Road, Fishers Island. SCTM#1000-4-6-9

Fox Lane Residences – This proposed site plan is for the construction of four (4) tenant-occupied affordable housing units in three structures; two at 1282sq.ft., one at 1784sq.ft., and one at 507sq.ft. on 0.75 acres in the AHD zoning district, Fishers Island. The property is located $\pm 350'$ n/w/o Fox Lane & Whistler Ave, Fishers Island. SCTM#1000-12-1-1.2

PUBLIC HEARINGS

6:01 pm - Roy Reeve & Raymond Nine - This proposed Lot Line Change will transfer 0.21 acres from SCTM#1000-114-11-22.2 to SCTM#1000-114-11-9.6. SCTM#1000-114-11-9.6 will increase from 0.83 acres to 1.04 acres; SCTM#1000-114-11-22.2 will decrease from 1.10 acres to 0.89 in the HB and R-40 Zoning Districts. The property is located at 13400 Route 25 & 855 New Suffolk Avenue, approximately 478' east of Love Lane, in Mattituck.

6:02 pm - Joint Industry Board & McBride - This proposed re-subdivision will reconfigure the lot lines of two parcels, SCTM#1000-83-2-17.1 (28.7 ac) and SCTM#1000-83-2-16 (30.8 ac), with no change to the current lot sizes. Currently both parcels front on and run perpendicular to Oregon Road. The proposed re-subdivision would result in the majority of the road frontage shifting to Lot 16. Lot 17.1 would be located behind (to the northwest) of Lot 16. This proposal is located in the AC and RR Zoning Districts. The property is located at 10475 Oregon Road, Cutchogue.

6:03 pm - Craft Master Hops - This Agricultural Site Plan is for the proposed construction of a 120' x 60' (7200 sq. ft.) frame barn for agricultural storage on Suffolk County Development Rights land; 19.9 acres in the A-C Zoning District. The property is located at 10765 CR 48, $\pm 1,400'$ s/w/o Wickham Avenue and CR 48, Mattituck. SCTM#1000-108-1-1.1

APPROVAL OF PLANNING BOARD MINUTES

Board to approve the minutes of: **May 2, 2016.**